

WHAT ARE HISTORIC DISTRICTS?

In 1975, the City of Canandaigua designated local historic districts. This action was taken in order to recognize and preserve the historical significance and architectural quality of these neighborhoods. Along with 30 other individual landmark buildings outside the district, these structures represent Canandaigua's best examples of 19th and 20th century architecture. In 1990, the boathouses on City Pier were designated a historic district.

ALTERATIONS TO HISTORIC BUILDINGS

The City Planning Commission is responsible for reviewing proposed exterior alterations to buildings in the historic districts in order to make sure that the districts retain their historical character. If you own a building in a historic district, and you plan to make exterior alterations, you must apply for Planning Commission approval. Contact the Planning office at 396-5000 x5025.

Projects which need Planning Commission approval include the following:

- Demolition
- Additions, including new rooms, porches, patios, sidewalks, etc.
- New construction, including garages, fences and other accessory structures.
- Storefront alterations or changes to doors and windows.
- New signs
- Siding or roofing if the type or color is to be changed.
- Exterior painting, ONLY if the color is to be changed, or if the structure was previously unpainted, or if the existing paint is being stripped.

Interior renovations; changes which are not visible from the street; and exterior maintenance projects do not require approval. (Sandblasting is not considered "maintenance"). If you are in doubt as to whether a project requires approval, please call and ask.

APPLICATION PROCEDURES

The Planning Commission regularly meets on the second Tuesday of each month at 7:00 p.m..

Application forms and all supporting documentation (photographs of existing conditions, color and/or material samples, product brochures, drawings, etc.) must be submitted to the Code Enforcement (Planning/ Building Inspection) Office at least one week prior to the meeting.

The applicant is expected to attend the meeting, to answer questions and discuss the proposed project with the Commission.

STANDARDS AND CRITERIA FOR REVIEW

In reviewing plans for projects in the historic districts, the Planning Commission considers the "appropriateness" of the proposed alterations to the historic property. The Commission is guided in its decisions by the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. (A copy of this document may be reviewed at the Development & Planning Office at City Hall).

For projects located in the downtown central business district, the Commission has adopted supplemental regulations called the "Downtown Design Guidelines". Copies of the complete "Guidelines" document, as well as pamphlets on specific topics ("Signs and Awnings", "Color and Your Historic Commercial Buildings", and "Facade Improvements") are available at the Planning Office.

The Commission has also adopted a schedule of "pre-approved" exterior paint colors. The appropriate paint colors for a given building depend on the architectural style of that building. The Director of Development and Planning is authorized to administratively approve colors which are consistent with the color schedule. The applicant must submit paint "chips" of the actual proposed colors, and fill out an application form. If the proposed colors do not conform to the color schedule, the application must be submitted to the Planning Commission for review. Contact the Planning Office to review the pre-approved color schedule.

Standards have also been adopted by the Commission for proposed alterations to the boathouses along City Pier. These standards, and a summary of other regulations governing the boathouses, are available in pamphlet form by contacting the Planning Office.

CITY OF CANANDAIGUA

A GUIDE TO THE CITY'S HISTORIC DISTRICTS AND HISTORIC ZONING ORDINANCE

**Development & Planning
2 North Main Street
Canandaigua, NY 14424
(585) 396-5000 x5025**